Meeting was called to order at 6:00 p.m. by Dana Conklin.

Roll call was taken. Present: Dana Conklin, Mark Williams, David Beck, David Jones, Danielle Dorman-Chapa, Melissa Brown

Motion was made by Danielle Dorman-Chapa and seconded by Mark Williams to approve the February 21, 2019 training session meeting minutes.

Vote: 6/0/0

Motion carried

Discussed regular agenda items.

Discussed current planning and zoning applications under review.

Discussed upcoming agenda items.

Motion was made by Mark Williams and seconded by David Beck to adjourn.

Vote: 6/0/0

Motion carried

Meeting adjourned at 7:03 p.m.

Meeting was called to order at 7:10 p.m. by Dana Conklin.

Roll was taken. Present: Dana Conklin, Mark Williams, David Beck, David Jones, Danielle Dorman-Chapa, Melissa Brown

Pledge of Allegiance was recited.

Motion was made by Danielle Dorman-Chapa and seconded by David Beck to approve the February 21, 2019 work session & regular meeting minutes.

Vote: 6/0/0

Motion carried

Motion was made by Mark Williams and seconded by Danielle Dorman-Chapa to recommend that City Council approve the North Creek Estates Phase 7 Final Plat, consisting of 12.30 acres, being 44 residential lots and 4 HOA Open Space lots situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located southwest of the
intersection of Throckmorton Road and County Road 418, City of Melissa, Collin County, Texas.

**Applicant: Gees, Inc.**

The motion was conditioned upon the developer revising Lot 1 in the plat to address a double-frontage lot issue before City Council consideration of the plat.

Vote: 6/0/0

Motion carried

6. Motion was made by David Beck and seconded by Melissa Brown to recommend that City Council approve the Meadow Run Phase 3 Final Plat, consisting of 40.744 acres, being 156 residential lots and 5 HOA Open Space lots situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located southeast of the intersection of Melissa Road and Milrany Lane, City of Melissa, Collin County, Texas. **Devco-Meadow Run, LLC**

Mark Williams had some suggestions on alternate tree plantings in the subdivision. The applicant stated that the developer is willing to work with City Staff to implement these suggestions.

Vote: 6/0/0

Motion carried

7. Motion was made by Danielle Dorman-Chapa and seconded by Mark Williams to recommend that City Council approve the 121 Storage Retail Addition Preliminary Replat, consisting of 5.002 acres situated in the Andrew Thomas Survey, Abstract No. 894, being a proposed replat of the 121 Storage Addition, City of Melissa, Collin County, Texas and generally located approximately 540 feet to the northeast of the intersection of State Highway 121 and County Road 338, City of Melissa, Collin County, Texas. **Applicant: USA Professional Services Group, Inc.**

Vote: 6/0/0

Motion carried

8. Motion was made by David Jones and seconded by Melissa Brown to recommend that City Council approve the 121 Storage Retail Preliminary Engineer Site Plan, consisting of 5.002 acres situated in the Andrew Thomas Survey, Abstract No. 894, being a proposed replat of the 121 Storage Addition, City of Melissa, Collin County, Texas and generally located approximately 540 feet to the northeast of the intersection of State Highway 121 and County Road 338, City of Melissa, Collin County, Texas. **Applicant: USA Professional Services Group, Inc.**

Vote: 6/0/0

Motion carried

9. Conducted a public hearing to hear concerns for or against a request for approval of a replat of Lot 30, Block A (3207 Berry Hollow) of the Berry Farms Final Plat. **Applicant: Benjamin and Rebecca Walsh**

Public hearing opened at 7:26 p.m.

No comments were made from the public.
10. Motion was made by Mark Williams and seconded by David Jones to recommend that City Council approve a replat of Lot 30, Block A (3207 Berry Hollow) of the Berry Farms Final Plat.
   **Applicant: Benjamin and Rebecca Walsh**
   
   Vote: 6/0/0
   
   Motion carried

11. Conducted a public hearing to hear concerns for or against a request for approval of a replat of Lots 136 and 137 (66 Trailridge Dr and 68 Trailridge Dr) of the Country Ridge Phase IV Final Plat.
   **Applicant: Glen Moore**
   
   Public hearing opened at 7:30 p.m.
   
   No comments were made from the public.
   
   Public hearing closed at 7:30 p.m.

12. Motion was made by Mark Williams and seconded by Danielle Dorman-Chapa to recommend that City Council approve a replat of Lots 136 and 137 (66 Trailridge Dr and 67 Trailridge Dr) of the Country Ridge Phase IV Final Plat.
   **Applicant: Glen Moore**
   
   Vote: 6/0/0
   
   Motion carried

13. Conducted a public hearing to hear concerns for or against a request for rezone from Single-Family Residential District-3 (“SF-3”) with DOD CMU Overlay to Planned Development (“PD”) SF-3 with DOD CMU Overlay + Duplex Land Use on Lot 2, Block 33 of the Melissa Original Donation.
   **Applicant: Johnny Pope**
   
   Public hearing opened at 7:37 p.m.
   
   No comments were made from the public.
   
   Public hearing closed at 7:37 p.m.

14. Motion was made by Mark Williams and seconded by David Jones to recommend that City Council approve a rezone from Single-Family Residential District-3 (“SF-3”) with DOD CMU Overlay to Planned Development (“PD”) SF-3 with DOD CMU Overlay + Duplex Land Use on Lot 2, Block 33 of the Melissa Original Donation.
   **Applicant: Johnny Pope**
   
   The motion was conditioned upon adding language to the Planned Development stating that the proposed duplex on the lot will comply with Single-Family Residential (SF-3) building setbacks.
   
   Vote: 6/0/0
   
   Motion carried
15. Motion was made by David Beck and seconded by Mark Williams to adjourn.

Vote: 6/0/0

Motion carried.

Meeting adjourned at 7:52 p.m.

_______________________________________                    _______________________________________
Dana Conklin                                                                            Tyler Brewer
Board Chairman                                                                        Staff Liaison